

**MINUTES OF MEETING**  
**Springfield-Sangamon County Regional Planning Commission**  
**August 20, 2014**

**1. CALL TO ORDER.**

Chairman Kenneth Springs called the meeting to order at 9:32 AM.

**2. ROLL CALL.**

Mary Jane Niemann called the roll.

JULY 2014	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY 2015	FEBRUARY	MARCH	APRIL	MAY	JUNE	COMMISSION MEMBERS
X	X											Kenneth Springs, Chairman
X	X											Bruce Strom, Vice-Chairman
X												Eric Hansen, Secretary
	X											Mayor Mike Houston – <u>M. Farmer</u>
X	X											Andy Van Meter – <u>B. McFadden</u>
	X											Alderman Sam Cahnman
												Alderman Cory Jobe
												Greg Stumpf
X	X											Andy Goleman – <u>C. Stratton</u>
X	X											Leslie Sgro – <u>E. McKinley</u>
X	X											Frank Vala – <u>R. Blickensderfer</u>
X	X											Brian Brewer – <u>F. Squires</u>
X	X											Dick Ciotti – <u>G. Humphrey</u>
X	X											Jeff Vose – <u>L. Wind</u>
X												Larry Hamlin
												Bill Moss
X	X											Brad Mills

**Others**

Cherril Graff  
 Bob Dalton

**Staff**

Steve Keenan  
 Mary Jane Niemann  
 Norm Sims  
 Joe Zeibert

3. **MINUTES OF MEETING.**

Chairman Springs asked if there were any additions or corrections to the minutes of the July 16, 2014 Regional Planning Commission meeting. There were none. The minutes were accepted as mailed.

4. **MINUTES OF THE EXECUTIVE POLICY BOARD.**

There was no meeting of the Executive Policy Board.

5. **REPORT OF OFFICERS.**

There was no report of officers.

6. **REPORT OF THE EXECUTIVE DIRECTOR.**

- A. **2013 SSCRPC Annual Audit Report** – Norm Sims noted that copies of the SSCRPC's 2013 annual audit done by Cameron, Smith & Company were available at the meeting near the sign-in sheets. (See attached). He said that it was a clean audit with no findings or management recommendations noted. He welcomed any questions. There were none.

7. **CORRESPONDENCE.**

There was no correspondence.

8. **PUBLIC HEARING.**

There was no one who wished to address the Commission.

9. **COMMITTEE REPORTS.**

**Land Subdivision Committee** – Joe Zeibert presented three projects within the City of Springfield's subdivision jurisdiction to be reviewed by the Planning Commission this month.

**Pegasus Landing**

**City Minor Subdivision**

**Variance of Sec. 153.157(L) – Restriction of Access**

Description: Pt. SW ¼, NW ¼, Section 25, T15N, R6W (North side of Spaulding Orchard Road, west of Reserve Boulevard)

**LSC Action:** Recommend approval of a Variance of Sec. 153.157(L) – Restriction of Access – to allow an access point onto Spaulding Orchard Road.

Zeibert stated this development is located off of Spaulding Orchard Road next to The Reserve with Cockrell Lane being farther to the west. It is being proposed to divide the five acre parcel into two lots. An existing house is located on lot 1. He noted that an access variance is being required on lot 2 to allow an access point onto Spaulding Orchard Road.

Frank Squires asked the exact location of this proposed development and if there was a pond located on the property. The location was explained to him and it was noted that there was not a pond located on the subject property.

## **Redivision of Lot 26, Prairie Crossing – Plat 2**

### **Location & Sketch Map**

Description: Pt. NW ¼, Section 19, T15N, R5W (South side of Chuckwagon Drive, west of Schooner Drive, across from Gander Mountain)

Zeibert stated that this development is located east of Furniture Row and northeast of Meijer with Gander Mountain across the street. The seven acre parcel is being proposed to be divided into two 3+ acre lots. The lots are zoned B-1 commercial. All essential services are available to the site and the proposed development is in accord with the Comprehensive Plan.

Sam Cahnman asked the size of the lots. It was explained that the lots were 3+ acres each with one lot being slightly larger due to the curvature of the road.

**LSC Action:** Recommend approval of the Location & Sketch Map.

## **Redivision of Lot 26, Prairie Crossing – Plat 2**

### **Preliminary Plan**

Description: Pt. NW ¼, Section 19, T15N, R5W (South side of Chuckwagon Drive, west of Schooner Drive, across from Gander Mountain)

Zeibert said this plan is the next stage in the development process. The preliminary plan addresses such things as drainage and phasing. He noted that the development will be done in one phase and the drainage has preliminary approval.

**LSC Action:** Recommend approval of the Location & Sketch Map.

*Gregg Humphrey moved to concur with the action of the Land Subdivision Committee on the above mentioned projects. Brad Mills seconded the motion and a roll call vote was unanimous.*

## **10. UNFINISHED BUSINESS.**

There was no unfinished business.

## **11. NEW BUSINESS.**

There was no new business.

## **12. SPECIAL ANNOUNCEMENTS.**

There were no special announcements.

## **13. ADJOURNMENT.**

Chairman Springs noted that the next meeting will be held on September 17, 2014.

There being no further business, Mike Farmer moved to adjourn. Brian McFadden seconded the motion and the meeting adjourned at 9:41 AM.

Respectfully Submitted,  
MJN  
Mary Jane Niemann  
Recording Secretary